

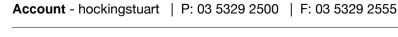
Sam Young 03 5329 2500 0403 514 755 syoung@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Age									ents Act 1980	١
Property offer	ed for s	sale										
Address Including suburb and postcode		403 Ascot Street South, Ballarat Central Vic 3350										
Indicative sell	ing pric	ce										
For the meaning	of this p	orice see	cons	sume	r.vic.gov	.au/und	erquoting					
Single pric	e \$230,	000										
Median sale p	rice											
Median price	\$456,25	50	Hou	ıse	Х	Unit			Suburb	Bal	larat Central	
Period - From	Period - From 01/04/2018			to 31/03/2019 Source				REIV				
Comparable p	roperty	/ sales ((*Del	ete .	A or B b	elow a	as applica	able)				
months		estate a						•	perty for sale be most co			
Address of co	mparab	le prope	rty						Price		Date of sale	_
1												
2												
3												
OR												
R* The est	ate anen	nt or age	nt'e ra	anres	entative	reason	ahly heliev	ae tha	t fewer than t	hroo	comparable	

properties were sold within two kilometres of the property for sale in the last six months.







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> **Indicative Selling Price** \$230,000 **Median House Price**

Year ending March 2019: \$456,250



Property Type: House (Res) Land Size: 195 sqm approx

Agent Comments

Rooms:

They say location is key when buying property, only 1km to Sturt Street and a short drive to Ballarat's private schools this little gem is perfect for someone looking to live close to the CBD without paying CBD prices. Small and compact this property is ready for you to move straight in or enjoy doing a renovation. The property consists of three bedrooms, one bathroom and a separate lounge. Call Sam today to book your inspection.

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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